REQUEST
Current Zoning: CC (commercial center)
Proposed Zoning: CC SPA (commercial center, site plan amendment)

LOCATION
Approximately 1.72 acres located on the eastern side of W. T. Harris Boulevard, north of Forest Drive, and south of Mount Holly-Huntersville Road.

SUMMARY OF PETITION
The petition proposes to allow up to 10,000-square feet of retail, EDEE (Eating, Drinking, Entertainment Establishment), personal services, and office uses. An EDEE with drive-through window facility would be limited to 3,000-square feet. It is an undeveloped out parcel of Pecan Ridge Shopping Center.

PROPERTY OWNER
Pecan Ridge of Charlotte, LLC

PETITIONER
Pecan Ridge of Charlotte, LLC

AGENT/REPRESENTATIVE
Jeff Brown, Moore & Van Allen

COMMUNITY MEETING
Meeting is required and has been held. Report available online.
Number of people attending the Community Meeting: 0

STAFF RECOMMENDATION
Staff does not recommend approval of this petition in its current form.

Plan Consistency
The petition is consistent with the Northlake Area Plan’s (2008) for retail use.

Rationale for Recommendation
- The subject site is located on West W.T. Harris Boulevard and Forest Drive, a primarily residential street. The petition proposes one building up to 10,000 square feet to be used for retail,
The petition also proposes up to one drive-through on the site.

- The site is adjacent to other retail uses on the corner of Mt. Holly-Huntersville Road and West W.T. Harris Boulevard, but primarily by residential uses on West W.T. Harris Boulevard and Forest Drive. The Northlake Area Plan (2008) calls for the small commercial part of this residential area to contain “neighborhood serving retail.”
- The existing site plan approved for this parcel is from Rezoning petition 1998-014C. The approved petition allowed for a retail use but specifically did not allow a drive-through.
- This petition’s proposal of a retail or restaurant use with a drive-through would require a significant change in the already-approved site plan for this parcel, increase car traffic on West W.T. Harris Boulevard, and would not be an appropriate use adjacent to the other single-family homes on Forest Drive.
- A building with a drive-through would not encourage pedestrian activity to the other neighborhood-serving retail uses at the corner of Mt. Holly-Huntersville Road and W W.T. Harris Boulevard.

### PLANNING STAFF REVIEW

**Proposed Request Details**

The site plan amendment contains the following changes:

- Allows up to a 3,000-square foot EDEE (Eating, Drinking, Entertainment Establishment) with drive-through window facility.
- Limits the number of principle buildings on the site to one.
- Maintains the prohibition on automotive service stations with or without a convenience store.
- Maintains the existing undisturbed buffers.
- Prohibits the service side of building to be oriented towards West W.T. Harris Boulevard.
- Provides a 35-foot setback along W.T. Harris Boulevard and a 40-foot setback along Forest Drive.
- Provides an 8-foot planting strip and 12-foot wide multi-use path along West W.T. Harris Boulevard.
- Provides an 8-foot planting strip and 6-foot wide sidewalk along Forest Drive.
- Provides a sidewalk network that links the proposed building on the Site to the sidewalk along each of the abutting public streets.
- Building materials will be a combination of the following: brick, stone, precast stone, precast concrete, synthetic stone, cementitious siding, stucco, EIFS, decorative block, architectural metal panels and/or wood. Vinyl as a building material may only be used on windows, soffits, and on handrails/railings.
The site was an outparcel of rezoning petition 1998-014C changing the zoning from R-3 to CC. The site plan for the outparcel calls for low intensity retail development and prohibits a gas station on this outparcel. The surrounding land uses include single-family residential and retail uses.

The subject property (denoted by red star) is vacant.
The property to the south along Forest Drive is developed with single family homes.

The property to the east along Forest drive is developed with single family homes.

The property to the west along West W.T. Harris Boulevard is currently vacant but was rezoned in 2017 to allow up to 75 age restricted multi-family units.
The property to the north along West W.T. Harris Boulevard is developed with a shopping center.

- **Rezoning History in Area**

<table>
<thead>
<tr>
<th>Petition Number</th>
<th>Summary of Petition</th>
<th>Status</th>
</tr>
</thead>
<tbody>
<tr>
<td>2016-070</td>
<td>Rezoned 17.52 acres to allow up to 300 multi-family units.</td>
<td>Approved</td>
</tr>
<tr>
<td>2017-009</td>
<td>Rezoned 2.97 acres to allow up to 75 age restricted multi-family units in a single building.</td>
<td>Approved</td>
</tr>
<tr>
<td>2017-182</td>
<td>Rezoned 11.96 acres to allow development of a QuikTrip gas station and other commercial uses including EDEE’s, retail, offices, medical offices, indoor pet services, personal services, financial institutions and climate controlled self-storage.</td>
<td>Approved</td>
</tr>
<tr>
<td>2019-184</td>
<td>Proposes to rezone 4.2 acres to allow 71 age restricted multi-family units in a single building.</td>
<td>Pending</td>
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</table>
• **Public Plans and Policies**

- The *Northlake Area Plan (2008)* calls for retail uses on this site.

• **TRANSPORTATION SUMMARY**
  - The site is located on a major thoroughfare road. The petitioner should revise the site plan to meet the ordinance requirements of curb and gutter, sidewalk and bicycle facilities to meet Charlotte WALKS and Charlotte BIKES City policies along W.T. Harris Boulevard and Forest Drive. In addition, the petitioner should commit to the remaining outstanding issues to accommodate the additional proposed traffic in the transportation network.

- **Active Projects:**
  - There are no active projects within the immediate vicinity.

- **Transportation Considerations**
  - See Outstanding Issues, Notes 1-7

- **Vehicle Trip Generation:**
  - Current Zoning:
    - Existing Use: 0 trips per day (based on vacant land).
    - Entitlement: Too many uses to determine.
  - Proposed Zoning: 1,415 trips per day (based on 3,000-square foot fast food restaurant with a drive-through.).

**DEPARTMENT COMMENTS** (see full department reports online)

- **Charlotte Area Transit System:** No outstanding issues.
- **Charlotte Department of Housing and Neighborhood Services:** No outstanding issues.
- **Charlotte Department of Solid Waste Services:** See advisory comments at www.rezoning.org
- **Charlotte Fire Department:** See advisory comments at www.rezoning.org
- **Charlotte-Mecklenburg Schools:** Nonresidential petitions do not impact the number of students generated.

- **Charlotte Water:** Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 8-inch water distribution main located along Forrest Road. Charlotte Water has sanitary sewer system infrastructure accessible for the rezoning boundary via an existing 8-inch gravity sewer main located along Forrest Road. See advisory comments at www.rezoning.org

- **Engineering and Property Management:**
  - **Arborist:** No comments submitted.
  - **Erosion Control:** No outstanding issues.
  - **Land Development:** No outstanding issues.
  - **Storm Water Services:** See Outstanding Issues, Note 8
• **Urban Forestry:** No outstanding issues.

• **Mecklenburg County Land Use and Environmental Services Agency:** No outstanding issues.

• **Mecklenburg County Parks and Recreation Department:** No outstanding issues.

**OUTSTANDING ISSUES**

**Transportation**

1. Per Chapter 19 of the City Code, the future location of curb and gutter should be placed to provide a right turn lane from the future edge of pavement that will be constructed within the recently approved land development Accela Project: LDC-2018-00176 - QuikTrip 1087. The roadway plans along this petition’s frontage start on sheet PMP-7 of the approved roadway improvement plans. The right turn lane should be reconstructed, from the QT widening edge-of-pavement to fulfill the Northlake Area Plan’s cross section.

2. The site plan should show the curb and gutter labeled and dimensioned from the centerline for each road.

3. Revise note 3.E accordingly to encumber a 12-foot MUP (Charlotte BIKES) and a 20-foot planting strip relative to the Northlake Area Plan’s cross section.

4. The petitioner should revise the site plan and conditional note(s) to commit to dedicate right-of-way from the W.T. Harris Boulevard centerline, to accommodate the Northlake Area Plan “Boulevard” cross section as shown. The site plan should label and dimension the right-of-way from the road centerline.

5. Per NCDOT, the petitioner should revise the site plan and conditional note(s) to provide a right turn lane from the future edge of pavement that will be constructed within the recently approved land development Accela Project: LDC-2018-00176 - QuikTrip 1087.

6. Note 3.G - Dedication of right-of-way is not contingent on a potential delay future road improvement project, please change the language accordingly.

7. The petitioner should revise the site plan to add a note specifying all transportation improvements will be approved and constructed before the site’s first building certificate of occupancy is issued. The petitioner may phase transportation improvements if said improvements and phasing are explicitly described in site plan notes.

**Environment**

8. Revise Note-6a to read exactly as follows: The Site shall comply with the Charlotte City Council approved and adopted Post-Construction Stormwater Ordinance. The Site shall not be eligible for any exemptions referenced in Section 18-105 of the Post-Construction Stormwater Ordinance. The petitioner shall analyze the adequacy of the existing storm water conveyance from the site to the Forest Drive public right-of-way. If the existing storm water conveyance is found to be inadequate, the Petitioner shall make a good faith effort to improve the storm water conveyance or mitigate the storm water discharge.

**Land Use**

9. Remove the EDEE with a drive-through window facility as a permitted use.

**See Attachments (applications, department memos, maps etc.) Online at www.rezoning.org**

**Planner:** Michael Russell (704) 353-0225